

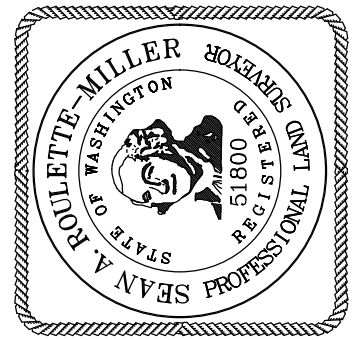
BASIS OF BEARINGS:
NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

VERTICAL DATUM:
NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. 8-08.
2 INCH BRASS CAP STAMPED SMP CONTROL 8-08 IN CROSSWALK AT NE CORNER NW 62ND
ST AND 15TH AVE NW.
ELEV.=131.756'

SURVEY NOTE:
ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY
UNLESS OTHERWISE NOTED.

METHOD OF SURVEY:
FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A
CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS
OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE
STANDARDS SET BY WAC 332-130-090.

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net



CITY OF SEATTLE SHORT SUBDIVISION
NE/4 OFNE 1/4, SEC.11 , T.25 N., R.03 E., W.M.
SEATTLE CUSTOM HOMES, LLC
PARCEL NO. 276760-2220
1522 NW 61st St
SEATTLE WA

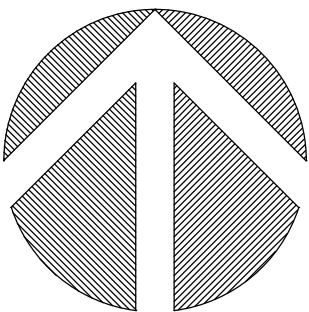
JOB NO.: **180677**
DATE: 05/23/18
DRAFTED BY: JJK
CHECKED BY: SRM
SCALE: 1" = 40'
2 OF **5**

CITY OF SEATTLE
SHORT SUBDIVISION NO. 303-TBD-LU

SURVEY NOTE:
ORIGINAL SITE SURVEY WAS COMPLETED IN APRIL OF 2018, NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS SHORT SUBDIVISION.

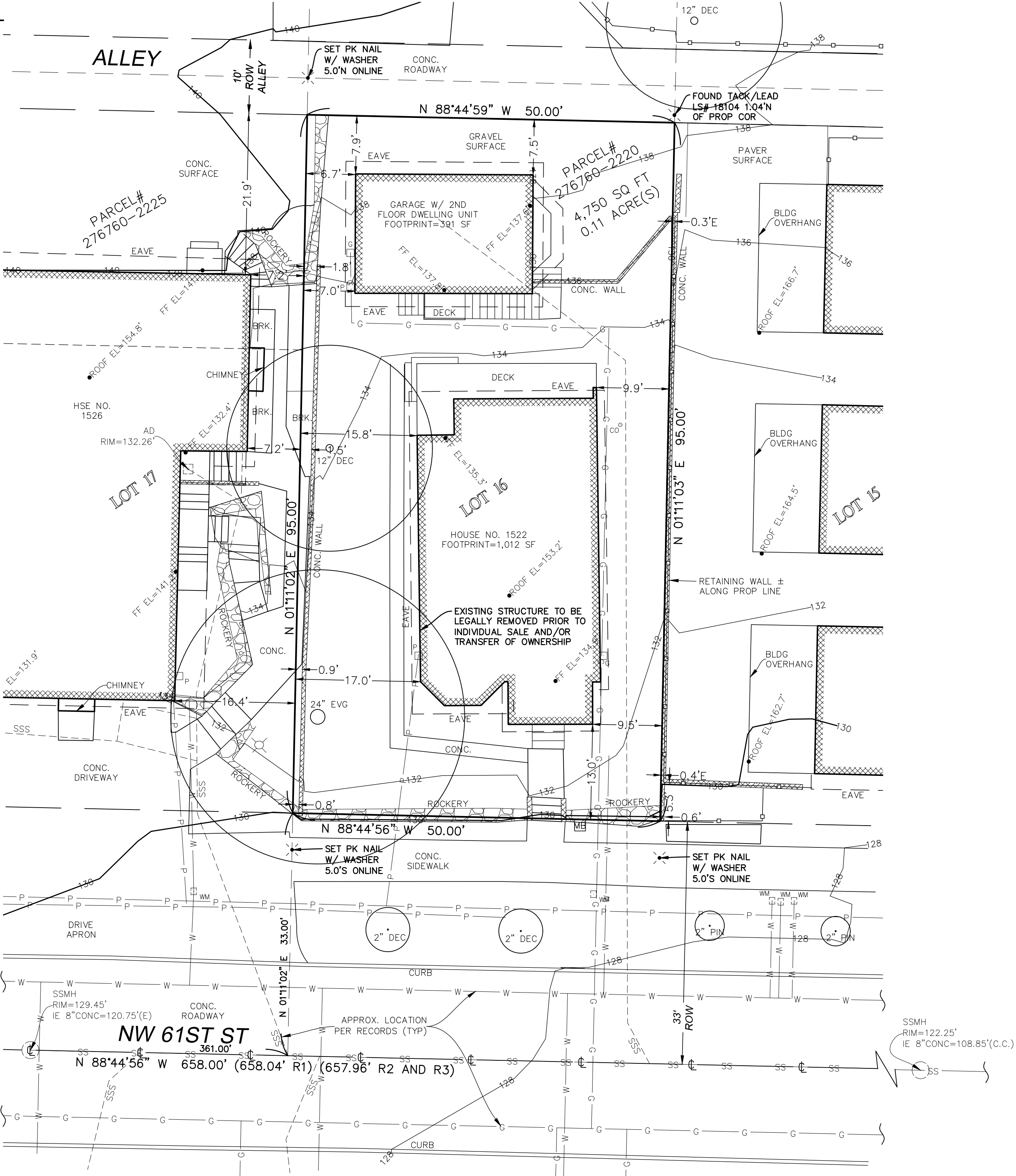
LEGEND

- AREA DRAIN
- BOLLARD
- BUILDING
- CENTERLINE ROW
- RETAINING WALL
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GUY ANCHOR
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- WATER METER
- YARD LIGHT
- BUILDING
- C.C. CENTER CHANNEL
- CALC'D CALCULATED
- CB CATCH BASIN
- COS CITY OF SEATTLE
- CONC CONCRETE
- COR CORNER
- DEC DECIDUOUS
- ELEV ELEVATION
- EVG EVERGREEN
- FF FINISH FLOOR
- G GAS
- LS# LAND SURVEYOR NUMBER
- MEAS MEASURED
- MON MONUMENT
- OHP OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- PP POWER POLE
- PROP PROPERTY
- (R) RECORD DATA
- ROS RECORD OF SURVEY
- SD SERVICE DRAIN
- SSMH SANITARY SEWER MANHOLE
- SSS SANITARY SIDE SEWER
- SF SQUARE FEET
- W WATER

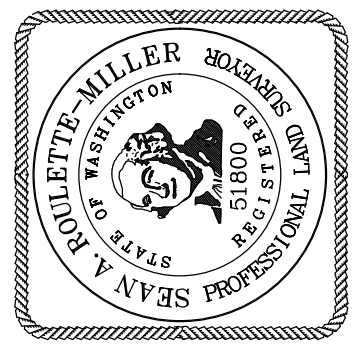


(IN FEET)
1 INCH = 10 FT.

TOPOGRAPHIC SURVEY



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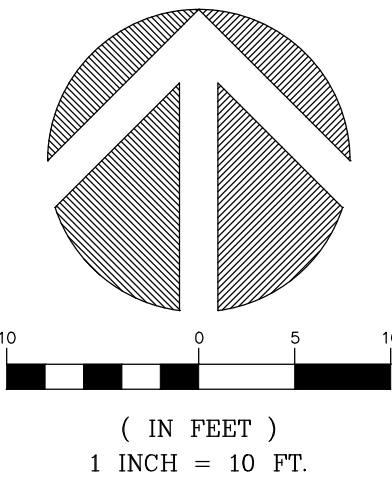
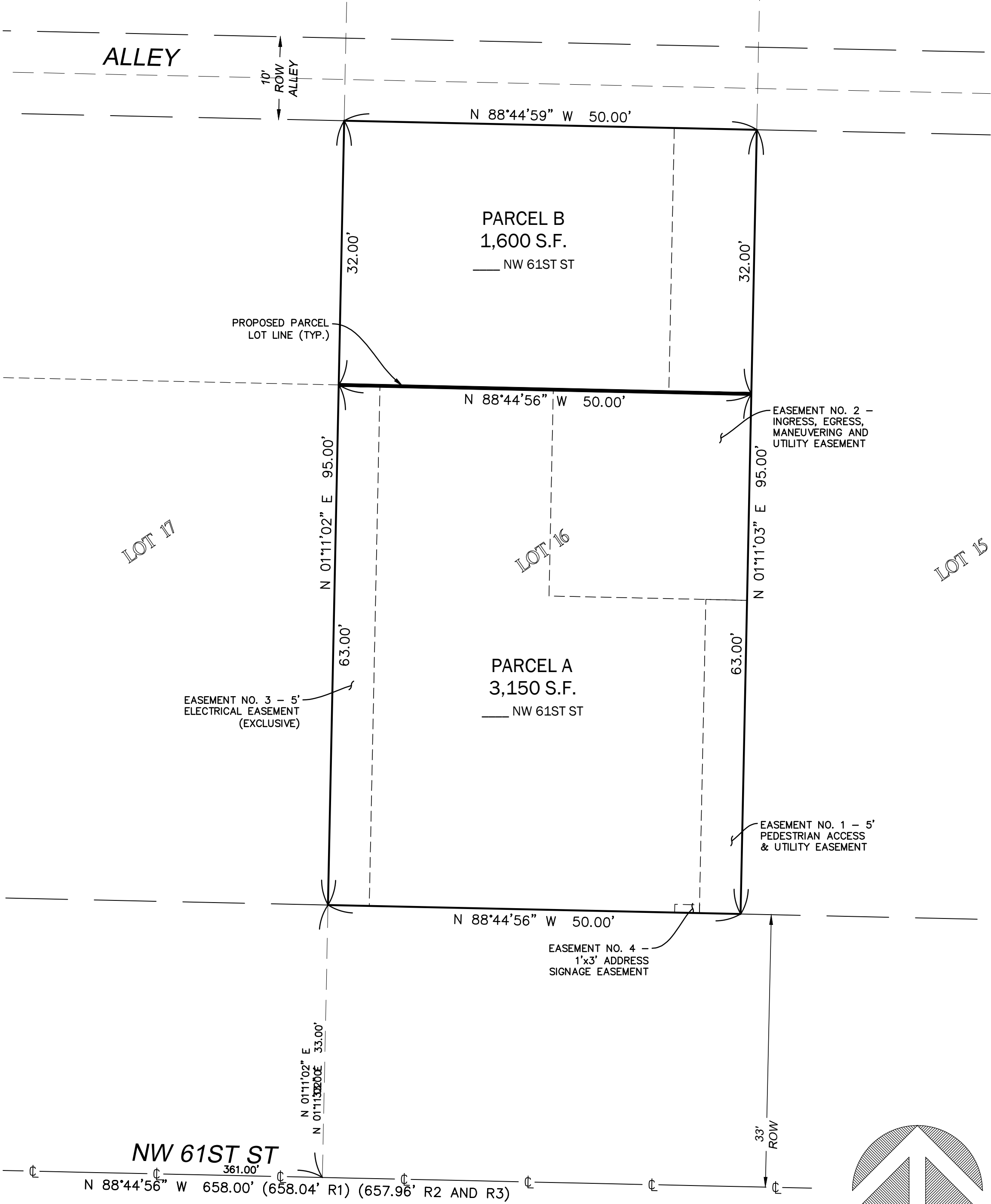
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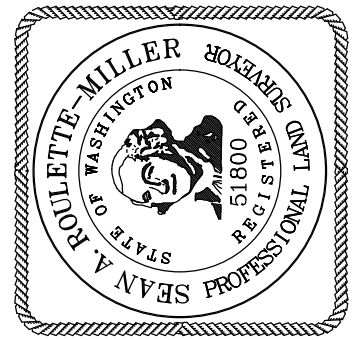
NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A:
XXX

PARCEL B:
XXX



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CITY OF SEATTLE
SHORT SUBDIVISION NO. 303-TBD-LU

NEW EASEMENT LEGAL DESCRIPTIONS

EASEMENT NO. 1 – 5’ PEDESTRIAN ACCESS & UTILITY EASEMENT
XXX

EASEMENT NO. 2 – INGRESS, EGRESS, MANEUVERING AND UTILITY EASEMENT
XXX

EASEMENT NO. 3 – 5’ ELECTRICAL EASEMENT (EXCLUSIVE)
XXX

EASEMENT NO. 4 – 1’x3’ ADDRESS SIGNAGE EASEMENT
XXX

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 303-TBD-LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR/S TAX PARCEL NO. 276760-2220

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION (“GRANTOR”) HEREBY GRANTS TO THE CITY OF SEATTLE (“GRANTEE”) AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN “EASEMENT”) TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM (“ELECTRIC SYSTEM”). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION (“PROPERTY”) SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT NO. 3 LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE SHORT PLAT NO. 303-TBD-LU WHICH SHALL BE OCCUPIED AND CONTROLLED EXCLUSIVELY BY SEATTLE CITY LIGHT, A DEPARTMENT OF THE CITY OF SEATTLE.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE’S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

ADDRESS SIGN MAINTENANCE AGREEMENT:

ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN WITHIN THE EASEMENT AS DEPICTED AND DESCRIBED HEREIN IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, SHARING EQUALLY IN THE COST OF MAINTENANCE, REPAIR AND/OR REPLACEMENT TO SAID ADDRESS SIGN.

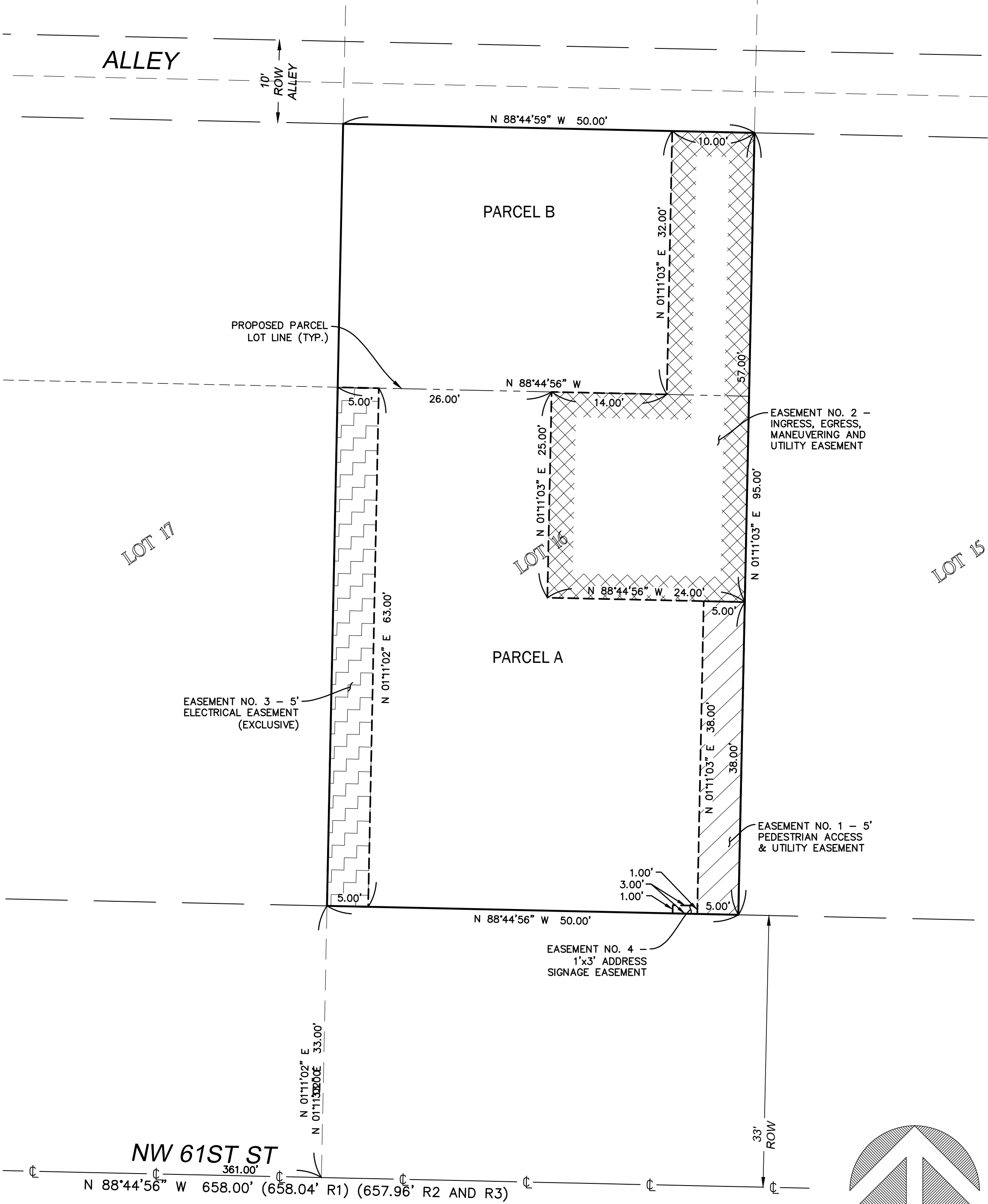
EASEMENT MAINTENANCE AGREEMENT:

SAID EASEMENTS OF THIS SHORT PLAT ARE TO BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

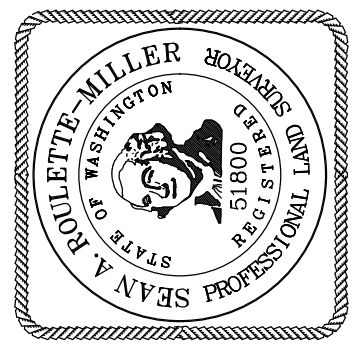
INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES AND STORM DRAINAGE FACILITIES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PARCEL THAT IS SERVED BY SAID INDIVIDUAL SERVICE LINE/FACILITIES. UTILITY SERVICE LINES OR FACILITIES WHICH SERVE MORE THAN ONE PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED AND/OR REBUILT BY THE OWNERS OF ALL PARCELS SERVICED, EXCEPT THAT, NO PARCEL SHALL BE RESPONSIBLE FOR REPAIRS UPSTREAM OF THE CONNECTION POINT OF SAID PARCEL.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITIONS WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS.

EASEMENT DETAILS



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